131.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,378,700 / 1,378,700
					USE VALUE:	1,378,700 / 1,378,700
					ASSESSED:	1,378,700 / 1,378,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUBAR KENNETH M & SUSAN R/ TRS
Owner 2:	LUBAR FAMILY TRUST
Owner 3:	
Street 1:	33 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUBAR KENNETH M & SUSAN R -
Owner 2:	-
Street 1:	33 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1902, having primarily Wood Shingle Exterior and 3144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9417.000	741,300	5,100	632,300	1,378,700
Total Card	0.216	741,300	5,100	632,300	1,378,700
Total Parcel	0.216	741,300	5,100	632,300	1,378,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.52 /Parcel: 438.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84394

GIS Ref

GIS Ref

Insp Date 04/21/18

!10248!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	741,300	5100	9,417.	632,300	1,378,700		Year end	12/23/2021
2021	101	FV	718,200	5100	9,417.	632,300	1,355,600		Year End Roll	12/10/2020
2020	101	FV	718,100	5100	9,417.	632,300	1,355,500	1,355,500	Year End Roll	12/18/2019
2019	101	FV	529,200	5100	9,417.	667,400	1,201,700	1,201,700	Year End Roll	1/3/2019
2018	101	FV	528,200	5100	9,417.	491,800	1,025,100	1,025,100	Year End Roll	12/20/2017
2017	101	FV	528,200	5100	9,417.	470,700	1,004,000	1,004,000	Year End Roll	1/3/2017
2016	101	FV	528,200	5100	9,417.	435,600	968,900	968,900	Year End	1/4/2016
2015	101	FV	515,100	5100	9,417.	365,300	885,500	885,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:22:26

LAST REV

Date	Time
05/11/20	10:13:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUBAR KENNETH M	74558-478	1	4/28/2020	Convenience	1	No	No		
SMITH MARGARET	29634-333		1/7/1999	Partial Ints	632,500	No	No		O

USER DEFINED

Prior Id # 1:	84394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2016	2192	Re-Roof	24,995	C				
4/6/2009	211	Redo Kit	5,000					
6/22/1995	351	Manual	5,000					ROOF
8/31/1993	419		35,000					REMODEL EXT/INT

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Meas/Inspect	KB	Kevin B
11/20/2008	Meas/Inspect	189	PATRIOT
12/23/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
2/10/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9417		Sq. Ft.	Site		0	90.	0.75	10									632,257						632,300	

Total AC/HA:	0.21618	Total SF/SM:	9417	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	632,257	Spl Credit		Total:	632,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98396945
Const Adj.:	1.00989902
Adj $ / SQ:	129.182
Other Features:	98327
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	831025
Depreciation:	89751
Depreciated Total:	741274

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

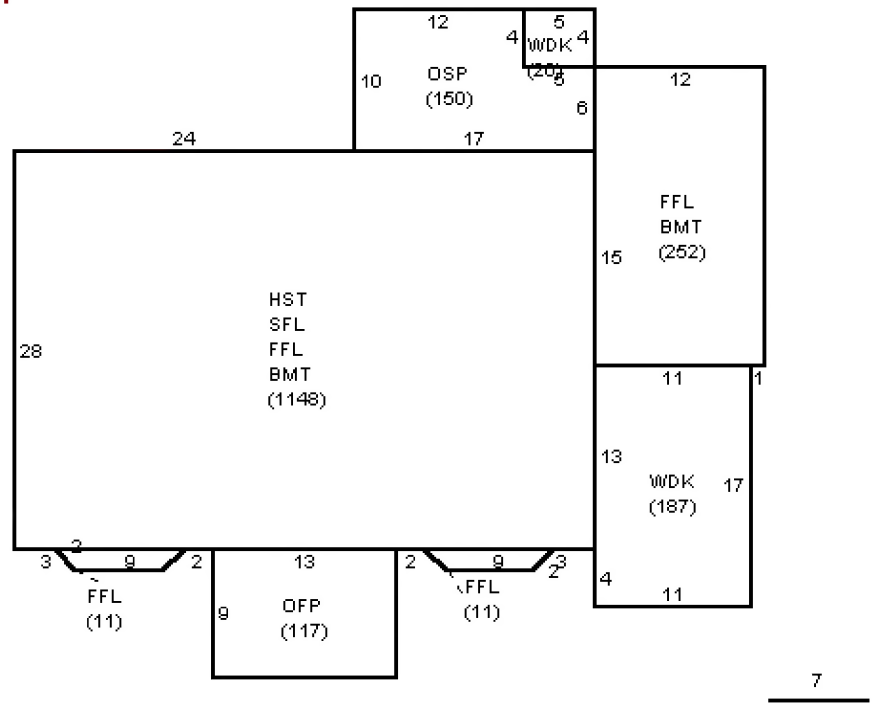
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	188.61
Special Features:	0	Val/Su Net:	147.73
Final Total:	741300	Val/Su SzAd	235.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,422	129.180	183,697
BMT	Basement	1,400	38.750	54,257
SFL	Second Floor	1,148	129.180	148,301
HST	Half Story	574	129.180	74,151
WDK	Deck	207	10.940	2,264
OSP	Screen Porch	150	30.550	4,582
OFP	Open Porch	117	30.910	3,616
	Net Sketched Area:	5,018	Total:	470,868
Size Ad	3144	Gross Area	5592	FinArea 3144

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1902	21.25	T	40	101			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

PARCEL ID

131.0-0002-0010.0

IMAGE

AssessPro Patriot Properties, Inc